179.0	0006	0016.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 779,500 / 779,500
					USE VALUE: 779,500 / 779,500
					ASSESSED: 779,500 / 779,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAWKINSON LAURA
Owner 2:	
Owner 3:	
Street 1:	32 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLS ADRIAN & PETREA -
Owner 2:	-
Street 1:	32 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,360 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Aluminum Exterior and 2724 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8360.000	301,700	8,200	469,600	779,500
Total Card	0.192	301,700	8,200	469,600	779,500
Total Parcel	0.192	301,700	8,200	469,600	779,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.16 | /Parcel: 286.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,700	8200	8,360.	469,600	779,500	779,500	Year End Roll	12/18/2019
2019	101	FV	248,000	8400	8,360.	469,600	726,000	726,000	Year End Roll	1/3/2019
2018	101	FV	201,500	6500	8,360.	395,800	603,800	603,800	Year End Roll	12/20/2017
2017	101	FV	201,500	6500	8,360.	362,200	570,200	570,200	Year End Roll	1/3/2017
2016	101	FV	201,500	6500	8,360.	308,600	516,600	516,600	Year End	1/4/2016
2015	101	FV	200,500	6700	8,360.	268,300	475,500	475,500	Year End Roll	12/11/2014
2014	101	FV	200,500	6700	8,360.	248,200	455,400	455,400	Year End Roll	12/16/2013
2013	101	FV	200,500	6700	8,360.	236,100	443,300	443,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14121

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLS ADRIAN &	72907-554	1	7/11/2019		925,000	No	No		
ROSSI PATRICIA	64324-510		10/3/2014		570,000	No	No		
FINNERTY ELEANO	62872-561		11/1/2013	Convenience	99	No	No		
FINNERTY ELEANO	57599-398		10/7/2011	Convenience	225,000	No	No		
FINNERTY JOHN J	57599-396		10/7/2011	Convenience	225,000	No	No		
	8997-296		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2016	467	Redo Kit	35,562					REMODEL KITCH
5/22/2015	539	Alterati	5,250					
3/25/2015	251	New Wind	21,600					Install 21 replace
12/18/2014	1724	Manual	6,857					Air sealing and in
10/10/2014	1338	Re-Roof	7,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2019	SQ Returned	MM	Mary M
7/12/2018	Meas/Inspect	BS	Barbara S
5/18/2015	Sales Review	PT	Paul T
10/14/2008	Meas/Inspect	189	PATRIOT
1/11/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
7/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8360		Sq. Ft.	Site		0	70.	0.80	7									469,559						469,600	

Total AC/HA: 0.19192 | Total SF/SM: 8360 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,559 | Spl Credit | Total: 469,600

User Acct

121932

GIS Ref

GIS Ref

Insp Date

07/12/18

!14121!

PRINT

Date	Time
12/11/20	03:59:54

LAST REV

Date	Time
10/21/19	11:43:36

mmcmakin

USER DEFINED

Prior Id # 1:	121932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01189888
Adj $ / SQ:	129.776
Other Features:	90955
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370588
Depreciation:	68929
Depreciated Total:	301658

COMMENTS

OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

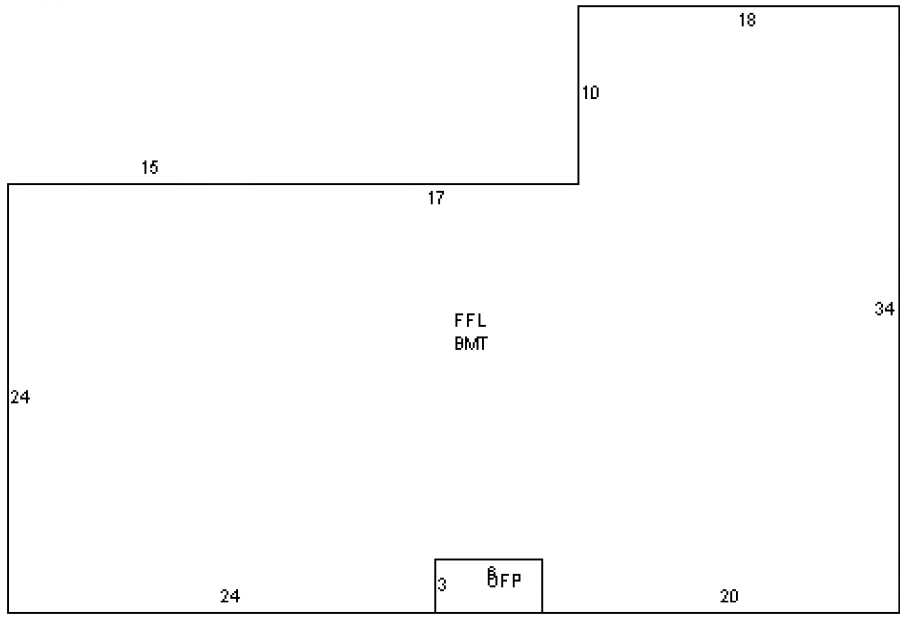
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.78
Special Features:	0	Val/Su Net:	110.03
Final Total:	301700	Val/Su SzAd	221.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,362	74.950	102,076
FFL	First Floor	1,362	129.780	176,755
OFP	Open Porch	18	44.520	801
	Net Sketched Area:	2,742	Total:	279,632
Size Ad	1362	Gross Are	2742	FinArea 2724

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	32X16	A	GD	2000	18.09	T	11.4	101			8,200			8,200

More:	N	Total Yard Items:	8,200	Total Special Featues:	Total: 8,200